



Committee of the Whole Report

For the Meeting of December 7, 2017

To: Committee of the Whole **Date:** November 23, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00583 for 3110 Doncaster Drive

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00583 for 3110 Doncaster Drive, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 3110 Doncaster Drive. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District in order to subdivide the property and construct a new small lot dwelling.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan, 2012 (OCP)*
- the proposal is consistent with the Areas of Greatest Stability designation within the *Oaklands Neighbourhood Plan*
- the proposal is consistent with the *Small Lot House Rezoning Policy, 2002*, as the existing building on-site is being retained and there is 100% support through the neighbour petition.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the property from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The proposal is to create two new small lots, maintain the existing single-family dwelling on the eastern lot, and construct a new small lot house on the western lot. One variance would be required for the eastern lot with the existing single-family dwelling, and two variances would be required for the western lot with the proposed small lot house. Both variances are reviewed in relation to the concurrent Development Permit with Variances and Development Variance Permit Application Report.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized mainly by one to two-storey single-family dwellings. Multi-residential buildings and the Cedar Hill Recreation Centre are located to the northwest, and Hillside Mall is located to the east.

Existing Site Development and Development Potential

The site is presently a one-storey single-family dwelling. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family dwelling with either a secondary suite or a garden suite up to a height of 7.5m and a total floor area of 280m².

Data Table

The following data table compares the proposal with the R1-S2 Zone, Restricted Small Lot (Two Storey) District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal-Lot 1 (new building)	Proposal-Lot 2 (existing building)	Zone Standard R1-S2, Small Lot (Two Storey)
Site area (m ²) - minimum	260.20	360.80	260.00
Density (Floor Space Ratio) - maximum	0.55	0.20	0.6 to 1
Total floor area (m ²) - maximum	143.20	72.10	190.00
Lot width (m) - minimum	16.02	16.24	10.00
Height (m) - maximum	6.00	3.73	7.50
Storeys - maximum	2.00	1.00	2.00
Site coverage % - maximum	35.90	20.80	40.00
Setbacks (m) – minimum:			
Front	5.11* (Clawthorpe)	8.52 - Doncaster	6.00
Rear	3.94* (north)	5.70* (west)	6.00
Side	1.52 (east)	n/a	1.50 (non-habitable) 2.40 (habitable)
Side	1.50 (west)	3.08 (north)	1.50 (non-habitable) 2.40 (habitable)
Side on flanking street	n/a	3.02 (Clawthorpe)	2.40
Parking - minimum	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on January 31, 2017. The minutes from the meeting are attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) designates the property within the Traditional Residential urban place designation, which envisions ground-oriented single-family dwellings. The proposed small lots would be subject to Development Permit Area 15A: Intensive Residential - Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas and further analysis related to the design will be provided in the accompanying Development Permit Application report.

Local Area Plans

The *Oaklands Neighbourhood Plan* identifies the property within the Areas of Greatest Stability designation. Within this designation, small lot developments will be considered on their own merits at the time of application, and should conform to established City criteria. The proposal meets the overall housing objectives in maintaining the low-scale, family-oriented housing character found in much of the Oaklands.

Tree Preservation Bylaw and Urban Forest Master Plan

The two city owned boulevard trees are proposed for removal and replacement due to the proximity of the proposed new sidewalk. The applicant will plant two new replacement trees on the Clawthorpe boulevard at their expense. Tree species and planting will be done by the Parks Department after the project is completed. There are no bylaw protected trees with this application.

CONCLUSIONS

The proposal to subdivide and rezone the subject property, retain the existing commercial building, and construct one new small lot dwelling is consistent with the objectives in the *Official Community Plan*, *Oaklands Neighbourhood Plan* and the *Small Lot House Rezoning Policy*. Staff recommend Council consider supporting this application.

ALTERNATE MOTION


That Council decline Rezoning Application No. 00583 for the property located at 3110 Doncaster Drive.

Respectfully submitted,


Michael Angrove
Planner
Development Services


Jonathan Tipney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Nov 29, 2017

List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans dated/date stamped October 5, 2017
- Attachment D – Letter from applicant to Mayor and Council dated September 22, 2017
- Attachment E – Community Association Land Use Committee Minutes dated January 31, 2017
- Attachment F – Small Lot Petition House Rezoning Petition